

# \$120,000 - 329, 333 17 Avenue Sw, Calgary

MLS® #A2224158

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

\$1,700/month LOW RENT. Welcome to an exceptional opportunity to own a stylish and well-established boutique business in the heart of Calgary's vibrant Beltline district. Located on 17th Avenue SW, this boutique enjoys high foot traffic, excellent visibility, and a loyal customer base within one of the city's most dynamic retail corridors. This turnkey business is perfect for an owner-operator or entrepreneur looking to step into a fully built-out retail space with existing inventory, tasteful leasehold improvements, and a strong brand presence. The space is thoughtfully designed to cater to fashion-forward clientele, with an inviting layout and contemporary finishes that reflect the unique character of the area. Surrounded by a thriving mix of cafes, restaurants, and specialty shops, this location benefits from constant pedestrian flow and a diverse, style-conscious community. This is more than a retail store—it's a lifestyle destination with real potential for growth. Don't miss this chance to acquire a boutique business in one of Calgary's most coveted urban locations. Sublease \$500/month from basement, only \$1,700/month left. Owner will train the new business owner. Don't approach staff. MAKE IT YOURS TODAY!

Built in 1980

## Essential Information



MLS® #	A2224158
Price	\$120,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	329, 333 17 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0A5

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	2

### Listing Details

Listing Office	Century 21 Bravo Realty
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